

Thomas-Dale Small Area Plan and Forty Acre Study

As soon as the weather warms up a little and the world greens up, I will get out to take some pictures so that we can publish this plan in a more attractive format. The content, however, will remain the same.



Recommended by the
Thomas Dale Small Area Plan Task Force
July 29, 1996

Recommended by the District
Seven Planning Council
September 26, 1996

Recommended by the
Saint Paul Planning Commission
December 20, 1996

Adopted by the
City Council April
2, 1997

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The study area for the *Thomas Dale Small Area Plan and Forty Acre Study* lies between Western and Victoria Avenues, University Avenue on the south and the railroad tracks on the northern boundary. It is one of Saint Paul's older neighborhoods, settled between 1870 and 1890 by German, Polish, Irish and Scandinavian immigrants who built the Victorian vernacular working- and middle-class homes and corner stores that still give the area its small-town atmosphere. Today, the seventy block area is characterized mainly by one and two family homes though it is bordered by intensive commercial, industrial and multi-family uses. Immigrants continue to find a home in Thomas Dale whose 6,700 residents represent a rich variety of races, ages, socio-economic classes and household types.

The Thomas Dale Small Area Plan is the definition of a vision shared by neighborhood residents and business owners and City officials as well as a strategy for bringing this vision to reality. Its effectiveness will depend on its "adoption" as a policy framework by the key community organizations in the area, ongoing efforts by those organizations to discuss and jointly formulate policies in each of the subject areas identified in the plan, and support for and collaboration with the key implementing organizations identified with each strategy.

Vision Statement

The Thomas-Dale Community realizes that racial, economic and cultural diversity enriches our lives. We, therefore, work together to:

- Strengthen families;
 - See that everyone can live in decent, affordable, owned or rented homes;
 - Provide opportunities for employment, education and ownership;
 - Create vibrant productive businesses;
- Make Thomas-Dale a safe, clean place to live where all are valued;
and
Remember that beauty, humor and fun are as important to the soul
as food is to the body.

Economic development is difficult to define-especially as the national and international economies undergo a transition not unlike the industrial revolution of the last century. It involves finding new uses for old sites once used, and often polluted, by heavy industry. It includes the preparation of a work force for new kinds of jobs and circuitous career paths. Recent history has demonstrated that economic development in Saint Paul is linked to the success of smaller businesses and entrepreneurs. In Thomas Dale, it means deciding how best to meet the consumer needs of an inner city community in an economic environment that favors warehouse grocery stores and suburban shopping malls. Implementing neighborhood policy and programs related to economic development is part of the mission of the Frogtown Action Alliance. A four pronged strategy-consistent with that proposed by the Economic Development Task Force of the Alliance-forms the basis of the small area plan's recommendations relative to economic development.

Capitalize on Redevelopment Opportunities

A. Redevelop the Dale Street Shops site (bounded by Minnehaha, the Burlington Northern tracks, Dale and Arundel), the neighboring Maxson Steel site and any other contiguous non-residential parcels with industrial uses capable of employing a sizable number of employees at family-supporting wages. Specifically:

1. Responsible parties should complete the clean-up of the site within three to five years!
2. The district council should seek funding to organize and advocate for the clean up and development of the site. •
3. The design of the site should be a neighborhood asset. A community based planning team including representatives selected by the District? Planning Council, Frogtown Action Alliance and North End community organizations should be convened to work with the Port Authority on the redevelopment of the site. Specific issues of concern include:

Parking. In order to allow maximum space for the industries themselves and encourage development patterns that make effective use of land and support transit services, efforts should be made to minimize the amount of off-street parking provided on the site.

Historic structures. Buildings that give the site its character should be restored and reused where possible.

Landscaping. The site should be carefully landscaped and consideration given to providing for some passive recreational space and bike and pedestrian trails that could be connected to neighborhood, citywide and/or regional trails.

Community facilities. The planning team should explore whether or not it is appropriate to devote a portion of the site to one or more community facilities such as a school, community center or National Guard training and recreation center.

4. In order to ensure that neighborhood residents have access to the jobs created in the development, public subsidies to businesses should be tied to their participation in City sponsored job training and placement services. In anticipation of the development of the site, the City/School District job training services should, over the next three years, focus their efforts to enlist and prepare neighborhood residents for those jobs.
5. In order to increase the possibility that businesses on the site will employ neighborhood residents, plans for an on-site or nearby child care facility should be developed.
6. Explore the option of reconstructing Pierce Butler Route to bring it directly onto the site-perhaps under the Dale Street Bridge. That would improve the access to site as well as eliminate the awkward terminus of Pierce Butler at Minnehaha and allow for the expansion of the Minnehaha Recreation Center site.

Implementing Partners

Frogtown Action Alliance, Convener
District 6 Planning Council
North End Area Revitalization (NEAR)
Saint Paul Port Authority
District 7 Planning Council
City of Saint Paul
Midway Chamber of Commerce
University UNITED
Western Initiatives for Neighborhood Development (WIND)
Wilder Foundation

- B. Take advantage of the planned widening of Dale Street to revitalize it as a neighborhood scale commercial center for the community. Specifically:

1. The new roadway should be designed to create a safe, pedestrian-friendly environment with reduced traffic speeds through the neighborhood. Specific elements may include: a linear park on the east side of the street, attractive fencing to shield neighboring homes from the corridor, uniform design features to tie the eight block stretch together, and on-street parking on the west side.
2. The west side of Dale should be characterized by pedestrian oriented commercial uses-with automobile related uses encouraged to locate on University Avenue. Residential uses on the frontage should be phased out although mixed use structures with residential units above commercial uses are encouraged. (Suggested amendments to the City's Zoning Code consistent with this recommendation are detailed later in the plan.)
3. The east side of Dale should retain the residential character that has emerged as businesses were bought and relocated to provide right of way for the street widening.
4. Business incubator space should be developed at appropriate locations.
5. Vacant lots should be evaluated for their use as interim parking--until the market provides for additional commercial uses. Alternative neighborhood non-profit ownership of these parcels should be considered with the land being leased to adjoining business owners for parking purposes. That would maximize the flexibility of the land and minimize the likelihood that it would be permanently used for parking. Community design guidelines should govern the establishment of parking lots.

Implementing Partners

Frogtown Action Alliance, Convener
Department of Public Works District 7
Planning Council Midway Chamber of
Commerce WIND

C. Strengthen University Avenue as an attractive and healthy commercial center, serving both as a neighborhood retail area for those who live within the neighborhood and as a destination for the surrounding region. Specific measures should include:

1. Encourage new retail development-especially the variety of services needed by neighborhood residents-to cluster at the intersections of University and Dale, Rice, Marion, Western and Victoria. A full service hardware store and drug store, for instance, might be encouraged to locate on University Avenue.
2. A program of street scape improvements for University Avenue should be developed with area business owners based on the guidelines recommended in the University Avenue Corridor Study. Consideration should be given to: creating a landscaped center median, planting trees in the median and in the sidewalks, and installing decorative lighting.
3. To the extent that additional off-street parking is required to support University Avenue businesses, shared lots should be developed with frontage on University Avenue.
4. Careful attention should be given to the design, landscaping, lighting and maintenance of existing and proposed parking lots to ensure that they support a positive image for surrounding businesses.
5. University UNITED should seek appropriate capital funds on an annual basis to implement the coordinated program of facade improvements, tree planting, lighting, signage and street furniture or decor.
6. Alternatives to improve the appearance of the corner of University and Victoria should be explored—to include reducing the number of cars on and around the site, using landscaping to screen the site, or establishing a more intensive alternative use.
7. Reduce the number of liquor stores on University Avenue, confining them as much as possible to the major retail centers where management and security services can help reduce the incidence of inappropriate behavior on the premises.

Implementing Partners

Frogtown Action Alliance, Convener
 District 7 Planning Council Midway
 Chamber of Commerce University
 UNITED Model Cities

D. Support efforts by the Frogtown Action Alliance and Frogtown Merchants Association to upgrade and strengthen Minnehaha Center. While located outside the study area boundary,

enhancements to the Center would enable it to provide important services to study area residents.

Implementing Partners

Frogtown Action Alliance, Convener
Frogtown Merchants Association
Minnehaha Center Owners
and Businesses

Develop Micro Enterprises and Small Businesses

A. Ensure that existing and potential small businesses have access to the space, capital, training and information necessary for their success. Specific initiatives include:

1. Provide incubator space with related training, technical assistance and mentoring for emerging small businesses. The existing micro-entrepreneur training and loan program is a good model.
2. Market the availability of small business loans through FED programs.
3. Secure funds-through the City's Sales Tax Revitalization Program (STAR) or similar program—for facade improvement loans and grants .to enable the rehabilitation of storefronts for small business use.
4. PED's Small Business Center, the Lexington Library and WIND, Inc. should collaborate on the development of small business assistance programs and materials - seminars, pamphlets, open houses, canvasses or other means of ensuring that business owners and potential business owners are aware of the variety of resources available to them.
5. Encourage neighborhood residents to patronize and be supportive of area businesses. At the same time, encourage neighborhood businesses to recognize—through their pricing policies, merchandise selection and marketing strategies-the particular role they can play in strengthening the community and supporting its residents.

Implementing Partners

Frogtown Action Alliance, Convener	
Lexington Library	Small Business Center (PED)
Midway Chamber of Commerce	University UNITED
Model Cities	WIND

B. Market the neighborhood as a place for commercial development and business opportunities consistent with the needs of area residents.

1. Ensure that organizations supporting emerging entrepreneurs understand Thomas Dale's strengths as a centrally located community with easy access and a diverse consumer market.
2. Seek out firms offering personal services that recent surveys have indicated are under represented in Thomas Dale.
3. Encourage investment by firms representing growth industries such as printing/publishing and medical services and related suppliers.

Implementing Partners

Frogtown Action Alliance	University UNITED
District 7 Planning Council	Model Cities
Midway Chamber of Commerce	

Work Towards Full Employment

A. Neighborhood residents should be aware of and adequately prepared to fill available jobs throughout the metropolitan area.

1. Available training resources through the public schools, the. Ronald M. Hubbs Center for Lifelong Learning, community • . colleges and Metro State University should continue to be marketed through area agencies such as the Frogtown Family Resource Center, Wilder Family and Children Services, Headstart and the Model Cities Health Clinic.
2. Opportunities for offering training/education programs at additional neighborhood locations should be explored.
3. Fully develop opportunities for community service for young people that offer payments toward college tuition or other post high school training programs for participants.
4. A central clearinghouse for employment opportunities that is linked with other such establishments in the metro area as well as a network of neighborhood agencies and organizations should be established.
5. Job fairs should be held in the community or residents transported to such events held throughout the metropolitan area.

Implementing Partners

Frogtown Action Alliance, Convener
St. Paul Workforce Development Center
Saint Paul Public School Center for Employment and Training
St. Paul Urban League Model Cities
Community Education Wilder Foundation
Frogtown Family Resource Center
Ronald M. Hubbs Center for Lifelong Learning
Midway Chamber of Commerce
University UNITED
District 7 Planning Council

B. Public or quasi-public transportation should be available to transport area residents to employment centers throughout the metropolitan area.

1. The Frogtown Action Alliance should work with major suburban employers to coordinate the employment of area residents with the provision of transportation. Alternatives include organizing potential employees into carpools, contracting with MCTO or private transit providers to provide once a day transportation from the neighborhood to regional employment centers and back or subsidizing monthly bus passes when using the existing transit system is practical. Neighborhood based small businesses should be encouraged to participate in the provision of private transit services.
2. The City and community should continue to advocate for improved transit services throughout the metropolitan area at affordable rates.

Implementing Partners

Frogtown Action Alliance, Convener
District 7 Planning Council
Metropolitan Council Transit Operations (MCTO)
Private Transit Services
University UNITED

Provide Basic Community Services

A. Explore alternative arrangements that give neighborhood residents access to grocery products at affordable prices.

1. Develop community gardens to provide fresh produce during several months of the year. The establishment of gardens should be consistent with the parks/green space strategy recommended later in the plan. Priority sites should be those

larger spaces that often exist near bus lines and between major land uses. Specific provisions should be made for soil testing to ensure the land is not contaminated and the provision of water.

2. Create attractive Farmers Market opportunities for the sale of produce in central-and accessible-locations in the community.
3. Explore with interested entrepreneurs the possibility of developing "mobile" grocery outlets—refrigerated vans or small trucks from which basic groceries (milk, fruits and vegetables, breads and cereals) could be sold to neighborhood residents.
4. Explore the possibility of establishing a cooperative grocery store where residents could exchange their labor for quality food at affordable prices.

Implementing Partners

Frogtown Action Alliance, Convener
Model Cities

- B. Encourage and seek resources to subsidize the development of small child care homes to enable parents to seek employment as well as provide small business opportunities for neighborhood residents.

Implementing Partners

Frogtown Action Alliance

Thomas Dale should represent an attractive residential option for households across the wider community's racial, cultural and socio-economic spectrums. That is its heritage and its pride. Significant disinvestment in recent years, however, has placed the neighborhood at risk of being home only to those who have few options and in danger of being caught in a continuing cycle of disinvestment and isolation.

Healthy neighborhoods require continuing investment in the maintenance, repair and rehabilitation of their residential and commercial properties. A variety of tools are available to the City and the neighborhood in their efforts to generate that investment. Thomas Dale's housing strategy should involve some of each.

- *Mandate compliance with community standards through code enforcement. Mandates, understandably, raise concerns about outside enforcement agencies establishing unattainable standards that represent a hardship for community residents. It will be very important, because of the limited economic means of many property owners, that the standards be established through a community process and be tied directly to resolving significant health and safety concerns.*
- *Stimulate and encourage private investment with a variety of strategies to include offering public subsidies, developing appropriate tax policies, and amending underwriting standards. Financing mechanisms will, in many cases, need to be specifically designed for Thomas Dale—with considerable emphasis on outreach, hands-on assistance and flexibility.*
- *Encourage re-investment through the establishment of an identity in the marketplace attractive to those who have the resources to invest. One asset on which Thomas Dale can capitalize in defining such a niche is its rich stock of historic homes in a traditionally designed neighborhood. Research and the marketplace itself have demonstrated that not only do people value older housing in older neighborhoods, but that the design characteristics associated with those neighborhoods serve to enhance public safety, neighborhood involvement and community identity and pride.*
- *Build relationships within the community, encouraging neighborhood ownership and pride. There are a variety of strategies related to building connections between people and between people and neighborhood institutions, building capacity and leveraging neighborhood talents. In the broadest sense, investment is encouraged by a sense of community in a sustaining/nurturing environment.*

Among the risks of any strategy is that the market may be stimulated to the point where property values are raised to a level that low income and working class households cannot afford. Code enforcement, rehabilitation and preservation efforts need not, however, displace low income renters or homeowners. Displacement may occur, however, if property values rise to the extent that owners of housing occupied by lower income households either sell their property or raise rents. Avoiding displacement will require that the neighborhood's housing strategy include intentional efforts to secure a portion of the housing stock at affordable levels.

Increase Level of Home Ownership

A. Ensure a sufficient stock of quality homes available for purchase.

1. Encourage the construction of new ownership housing on individual vacant lots throughout the neighborhood. Priority sites for new construction should be those on blocks with a significant number of vacant lots, those where a new house would provide the necessary investment to encourage other property owners to make improvements, and those large enough to allow for the construction of three and four bedroom homes to meet the needs of large families.
2. Establish and maintain a revolving loan fund to finance the acquisition of problem properties for rehabilitation and resale by the Greater Frogtown Community Development Corporation.
3. Focus public resources on efforts that would not get done but for the public financing. • . •. -
4. Ensure that the construction and design of new homes do not create a visual conflict with neighboring structures.
5. Advise and involve neighboring residents in the process of selecting sites for new housing construction and the design of the housing units themselves when public development funds are used.
6. Recognizing that homes and properties of various sizes are important to the diversity of the community and can help to provide and preserve affordable housing within the neighborhood, construction of new homes on smaller lots (under 40 feet wide or less than 5,000 square feet) should be allowed by the Board of Zoning Appeals if the following conditions are met and followed:

- The community and the district council support the proposed construction; and
- Provisions are made for adequate back yard and open space on the lot.

Implementing Partners

Greater Frogtown Community Development Corporation
 Saint Paul Housing and Redevelopment Authority
 Local Initiatives Support Corporation (LISC)
 Habitat for Humanity
 West Side Neighborhood Housing Services
 District 7 Planning Council
 Board of Zoning Appeals

B. Provide suitable financing mechanisms and other support services to ensure that present Thomas Dale residents can and do take full advantage of mortgage and rehabilitation financing programs.

1. Partner with agencies that provide support services to new homeowners, including home maintenance training, increasing the probability of success for new homeowners.
2. Work with the Saint Paul Public Housing Agency to identify appropriate homes for the Homeward Program that provides home ownership opportunities for selected low income households.
3. Collaborate with the existing Mortgage Foreclosure Prevention program operated by the City's Housing Information Office and funded by the Northwest Area Foundation and the City to ensure the program has the necessary flexibility to meet the needs of Thomas Dale residents.
4. Work with PED to develop and market non-traditional rehab and first mortgage loan programs that are more likely to be successful for neighborhood residents who may have poor credit histories making them ineligible for private financing.
5. PED should ascertain why applicants fail to complete the process of securing rehab or first mortgage loans as a means of identifying those aspects of the process that represent barriers for lower income households. That information should be used to make adjustments in the various public programs.

FED should continue to work on streamlining its application and review processes for public financing.

Design innovative alternative lending structures and financing mechanisms-such as reverse mortgages, limited equity cooperatives and land trusts-to serve the needs of first time low and moderate income home buyers.

8. Where necessary, lobby the State legislature to change housing finance and public assistance policies that serve as barriers to low income home ownership.

Implementing Partners

Greater Frogtown Community Development Corporation
Habitat for Humanity
Saint Paul FED
Housing Information Office
Local lending institutions
People's Network of Minnesota

C. Support efforts of prospective homeowners interested in rehabilitating a home in the community.

1. Target some rehabilitation loans and grants to owners willing to deconvert small duplexes and triplexes to their original single family status.
2. Prevent the use of rehabilitation loans and grants for the subdivision of existing structures to establish additional units.
3. Help to develop and/or promote classes through the Saint Paul Home Improvement Program and Community Education that assist homeowners in making home repairs and doing more significant rehabilitation.
4. Organize small groups of interested homeowners to plan and take advantage of these educational opportunities.

Implementing Partners

Greater Frogtown Community Development Corporation Saint Paul Housing and Redevelopment Authority Local Initiatives Support Corporation (LISC) Community Education

Improve Condition of Housing Stock

A. Strengthen mechanisms that improve management and discourage deferred maintenance in rental buildings before there is serious deterioration.

1. Extend the Certificate of Occupancy inspection program to rental buildings with one or two units. The program should be carefully designed to ensure the privacy of tenants, possibly by restricting inspections to time periods between tenants or by agreement with the tenant.
2. Secure community based non-profit ownership and/or management of a significant proportion of the neighborhood's rental housing. The establishment of limited equity or leasehold co-ops should be explored where appropriate.
3. Promote development of a Frogtown association of property owners and managers. The association-that may be affiliated with the Saint Paul Association of Responsible Landlords-would provide training and technical assistance to association members.
4. Support tenant advocacy, assistance and training programs promoting residential stability and preventing homelessness.

Implementing Partners

Greater Frogtown Community Development Corporation
Model Cities
Saint Paul Association of Responsible Landlords
District 7 Planning Council
Department of Licenses, Inspections and Environmental Protection (LIEP)

B. Identify serious health and safety code violations and work with property owners to secure the resources to make necessary improvements.

1. Seek public, private or philanthropic funds to provide home improvement grants to eligible households.
2. Enroll eligible vacant structures in the Houses to Homes program.
3. Explore opportunities in conjunction with the Saint Paul Technical University, the Trades and Labor Unions and the

various small business assistance programs to provide neighborhood based education and training opportunities for adults and young people interested in home repair and remodeling.

4. Demolition should be considered a last resort and pursued only when properties cannot be reused. To reduce the instances of demolition, the City's Division of Public Health and community development corporations should work together to:
 - Improve communications so that CDCs are aware of potential demolitions as early as possible;
 - Take appropriate measures to obtain input from neighboring residents and block clubs;
 - Evaluate individual buildings in context;
 - Strengthen programs that allow vacant houses to become available at a negligible cost for purchase and rehabilitation (e.g. Dollar Houses); and
 - Develop mechanisms whereby the City can obtain title to vacant properties and convey them to a community organization for rehabilitation.

Implementing Partners

Department of Licenses, Inspection and Environmental Protection (LIEP)
District 7 Planning Council
Greater Frogtown Community Development Corporation
Saint Paul Division of Public Health

Maintain Affordability of Rental Housing

- A. **Coupled with the strategies to support home ownership for area residents, systematic efforts must be made to ensure that a portion of the rental housing in Thomas Dale remains affordable to lower income households.**
 1. Explore the feasibility of expanding or replicating programs such as the United Way's Families First that rehabilitated small rental buildings, financing the purchase and rehabilitation in such a way as to permanently write down the operating costs borne by the tenants.
 2. Explore the development of new rental apartment and townhome complexes along University Avenue, Minnehaha Avenue and Pierce Butler.
 3. Ensure that rent certificate and voucher programs are tied closely to local market conditions so as not create windfall

profits for landlords and, therefore, a concentration of participating properties.

4. Encourage the development of residential units on the second and third floors above new commercial development on University Avenue.

Implementing Partners

Greater Frogtown Community Development Corporation
Frogtown Action Alliance
Model Cities
Project for Pride in Living
District 7 Planning Council

Identify, Preserve and Market Neighborhood Attributes

A. Build an understanding of the neighborhood's historic character.

1. Develop public education materials on the historic value of the neighborhood, the attributes of neighborhood buildings, how to recognize and protect the value of individual properties.

Implementing Partners

District 7 Planning Council
Saint Paul Heritage Preservation Commission

B. Ensure that the public infrastructure is supportive of the area's historic character.

1. Advocate for the installation of public improvements — sidewalks and curbs, lighting, trees, signage etc — supportive of the area's character.
2. Lantern style street lights should be the standard for the area with provisions made to waive or secure alternative financing for the related assessments.

Implementing Partners

District 7 Planning Council
Saint Paul Department of Public Works

- C. Encourage the sensitive rehabilitation of area structures as well as compatible new construction on individual vacant lots.

1. Develop rehab financing programs designed to encourage the protection or restoration of the historic character of individual structures.
2. Explore appropriate reuses for traditional corner store buildings as artist housing/studios or small businesses.
3. Owners of twenty-five properties identified in the 1983 ***Historic Sites Survey for Saint Paul and Ramsey County*** should be encouraged to seek formal designation as local and/or National Register sites and the Heritage Preservation Commission should support those applications.
4. Explore ways to take advantage of the concentration of unique historical or architectural structures in the area bounded by Mackubin and Dale, Sherburne and Van Buren. Potential mechanisms include the creation of demonstration or conservation district within which special efforts would be made to educate property owners about the value of their buildings, provide guidance on making structural changes, and secure resources to ensure the protection of the most important structures. Such a district would not be designed primarily as a regulatory tool though there may be guidelines associated with resources and other incentives. Any policies governing such a district should be carefully tuned to balance the resources of property owners and the value of particular structures.
5. Amend the Saint Paul Zoning Code to support the continued use of the several historic "alley houses" in the neighborhood.

Present and prospective owners have a difficult time securing mortgage or rehabilitation financing because the structures are considered "nonconforming uses" in the code and cannot be re-established in the event of serious structural damage without the permission of the Planning Commission. The following amendment would allow their reconstruction and, thus, reassure potential lenders.

Sec. 62.102. (e) (-)

In any residential district, an existing second dwelling on a single lot may be reconstructed provided that the number of total dwelling units on the lot is not increased. The structure may not be structurally enlarged or extended.

Implementing Partners

Greater Frogtown Community Development Corporation
District 7 Planning Council
Saint Paul Heritage Preservation Commission
Saint Paul Planning Commission

D. Market the neighborhood.

1. In partnership with area realtors, market the neighborhood, its houses and available financing mechanisms to potential market niches.

Implementing Partners

District 7 Planning Council
Frogtown Times
Saint Paul Area Association of Realtors

Build Community Ownership

A. Develop, support and link together a variety of neighborhood based associations to strengthen a sense of community.

Voluntary community associations are the most powerful mechanism by which people are linked to their neighborhoods. They provide a sense of belonging as well as a vehicle for bringing resources and people together to make things happen. They also provide a means for people from different racial, economic and social groups to work together for common ends.

Examples of voluntary community associations, include PTAs, churches, friends of the local library, park and school booster clubs, local business associations, district councils, block clubs and crimewatch chapters, mutual aid associations, landlord, homeowner, renter or resident associations, community fair and festival sponsors, garden clubs and beautification groups, local historical societies, youth groups, local development companies, civic clubs and support groups.

B. Establish a Frogtown Neighborhood Improvement and Training Center in conjunction with any of a number of existing community organizations to work in conjunction with community development and other revitalization initiatives.

The program would:

Strengthen organizational capacity within the neighborhood.

Promote partnerships, particularly among organizations that promote revitalization.

Increase the skills and involvement of residents, including youth, to improve their lives through self-help, leadership development, political and other strategies.

Integrate a variety of programs or initiatives such as:

- Youth Employment and Training Public Service Work
- Crews Community and Home Maintenance
- Education Home Owner Finance Training Tool
- Lending Library Micro-Enterprise Development Skills
- Bank Exchange Community Steward Program
- Strengthening Voluntary Community Associations
- Keystone Housing and Commercial Development
- Positive Neighborhood Images Program

Implementing Partners

- District 7 Planning Council
- Thomas Dale Block Clubs
- Community Education
- Frogtown Action Alliance
- Frogtown Festival, Inc.
- Saint Paul Division of Parks and Recreation
- Neighborhood businesses
- Community agencies and organizations

Healthy families are the building blocks of a strong community. To the extent, therefore, that the other chapters of this plan relate to ensuring access to safe and affordable housing, productive employment, appropriate education and the range of amenities offered by libraries, parks, recreation and cultural opportunities, the entire small area plan is part and parcel of a community building strategy.

The strength of a community, however, is more than the sum of individuals and their well being. A community is stronger when its residents are linked together around shared concerns and common purpose. A community is more effective when its services and voluntary associations are carefully integrated. And a community is safer when people look out for each other and when the community as a whole ensures that the needs of all are met.

The following strategy, therefore, is built upon each of the other chapters of the plan, but specifically addresses issues of linkage, integration and capacity through a discussion of two concerns: community services and community places.

Strengthen Community Services

A. Area agencies and service providers should continually look for ways to more carefully integrate new and existing services and ensure that those services are consistent with the needs of neighborhood residents.

There are dozens of organizations involved in providing essential services to the community: public and private schools, churches, Model Cities Health Center, businesses, Frogtown Action Alliance, Thomas Dale Block Clubs, District 7 Planning Council, Wilder Foundation, West Minnehaha Recreation Center, Scheffer Recreation Center, Catholic Charities, Frogtown Family Resource Center. All are doing good and important work. This strategy identifies ways that existing services might be better integrated to ensure that limited resources are used to maximum advantage.

1. Community service providers should meet on a regular basis to share information, address common issues and provide mutual support.
2. New services should be designed in collaboration with existing programs to increase effectiveness and avoid duplication.

3. Programs should take advantage of the network of block clubs and community organizations to disseminate information and receive feedback in their planning and program development.
4. Neighborhood residents should be invited to participate in the design, delivery and evaluation of community programs.

B. Develop, support and link together a variety of neighborhood based voluntary associations to strengthen a sense of community.

Voluntary community associations are the most powerful mechanism by which people are linked to their neighborhoods. They provide a sense of belonging as well as a vehicle for bringing resources and people together to make things happen. They also provide a means for people from different racial, economic and social groups to work together for common ends.

Examples of voluntary community associations include PTAs, churches, friends of the local library, park and school booster clubs, local business associations, district councils, block clubs and crimewatch chapters, mutual aid associations, landlord, homeowner, renter or resident associations, community fair and festival sponsors, garden clubs and beautification groups, local historical societies, youth groups, local development companies, civic clubs and support groups.

1. Launch a five year initiative to build the capacity of neighborhood based organizations to assess community assets, design collaborative projects and nurture community leadership.
2. Continue to develop and support block clubs throughout the community as the most basic unit of neighborhood organization.

Implementing Partners

Frogtown Neighborhood Network, Convener
 Thomas Dale Block Clubs Wilder Foundation
 Bigelow Foundation Neighborhood based organizations

C. Existing organizations should support community-wide efforts that celebrate the neighborhood and its residents.

1. Support a neighborhood newspaper as a critical communication link with virtually every household in the neighborhood.

2. Strengthen the annual Frogtown Festival with financial and inkind contributions and volunteer support. The City of Saint Paul should consider subsidizing police services or providing additional financial support for community festivals in neighborhoods such as Thomas Dale that have fewer potential sponsors.
3. Take advantage of opportunities to recognize the talents and contributions of neighborhood residents.
4. Encourage "neighborliness." Recognize that there is often nothing more powerful in the process of community building than the individual acts of kindness among neighbors-shoveling a neighbor's walk, listening to a child, offering encouragement to a teenager or greeting a stranger.

Implementing Partners

Neighborhood based organizations
Neighborhood residents
University UNITED

D. In developing new services, priority should be given to the following:

Initiatives that support the capacities of families to nurture children

- Services addressing the needs of children and youth
- Programs focused on physical neighborhood improvements

Several initiatives are already underway:

Frogtown Family Center- Established under the auspices of the Saint Paul Children's Initiative, the Frogtown Family Center is a network of services where residents find or are referred to the full range of family services (e.g. family education, health care, employment and training). Administered by a community-based board, the Family Center relates closely to the existing Frogtown Family Resource center, a school district—community collaboration focusing on early childhood and family education.

After School Activities - The State of Minnesota included \$2 million in its biennial bonding bill to provide facilities within which to provide after school programs. Additional funds are available from the federal government.

Charter School- Planning funds for new charter schools were allocated by the 1996 legislature. The St. Paul Family Learning Center Charter School opened in the fall of 1996 and serves

families in the study area. There are hopes that additional similar schools can be established in the Thomas Dale community.

Implementing Partners

Neighborhood based organizations

Create Community Places

Pursue a community wide planning process to establish a community center (or a principal center with satellite service centers) that would:

- **Be accessible to as high a percentage of the community as possible**
- **Integrate multiple services (family education, health, recreation)**
- **Be developed and managed by a collaboration of community organizations**

A

Gathering places play an important role in the life of any community. They are the places where people come to know each other as neighbors, where important information is available and shared, and where the community's story is shaped and recounted to old-timers and new-comers alike. They may be formally designated or simply emerge out of the rhythm of daily life.

Among the challenges for the new community-building initiatives now being planned is the acute lack of appropriate space. There is, therefore, considerable interest in the establishment of a community center at which a number of services could be located.

The difficulty, of course, in a large geographic area with poor transit services where few people have access to cars, is selecting one place that "works" for the whole community. An alternative might be to establish a major center and link it-through telecommunications, vans and/or joint programming-with a select number of existing "satellite" centers.

Implementing Partners

Wilder Foundation, Convener
Neighborhood based organizations

Neighborhood transportation issues are not defined-nor are they resolved-in a vacuum. The transportation system that serves Thomas Dale is a regional system. The streets, highways, bus routes and, potentially, light rail lines, that run through Thomas Dale connect it with the metropolitan area. Metropolitan decisions to invest in one mode of transportation over against another have a profound impact on the health and vitality of neighborhoods such as Thomas Dale. Thomas Dale, in the final analysis, would be best served by a regional transportation and land use policy that limits suburban development and strengthens local transit services in inner city communities. The community's challenge, therefore, is to identify forums in which those decisions are being made and become an effective advocate for neighborhood interests.

Within the neighborhood, however, the condition and design of three major arterials as well as the neighborhood street system and the quality of public transit service are the defining issues for the Traffic and Transportation Strategy. Most of the issues, however, are discussed in the Economic Development Strategy (page 2). The proposed redesign of University Avenue and Dale Street is intended to make them more attractive and pedestrian-friendly commercial streets. While University Avenue serves a regional market and Dale Street a more local market, both can be enhanced by trees, street lights and traffic calming measures. Pierce Butler, if slightly rerouted, could provide direct access to the Dale Street Shops/Maxson Steel site, making it a more attractive site for industrial redevelopment.

The balance of the strategy, discussed in this section, focuses on (a) the improvement of neighborhood streets in ways that enhance the character of the residential environment and support public and private investment in rehabilitation and redevelopment and (b) the improvement of public transit services.'

Improve Neighborhood Streets and Trails

A. Complete the improvement of the neighborhood street system with the installation of curbs, gutters, street lights and boulevard trees.

1. Encourage the Department of Public Works to program the paving of and installation of curbs, gutters and street lights on the following street segments north of University Avenue:
Mackubin
Kent
Arundel

Improvements along these street segments will enhance efforts made by the Greater Frogtown Community Development Corporation to build or rehabilitate homes in the area for purchase by new homeowners.

2. Replace missing boulevard trees in the area either by adjusting the citywide replacement schedule or allowing for the planting of donated trees in the boulevard.
3. Encourage private plantings in the boulevards through promotional material, plant give-aways, and/or award programs such as the Minneapolis Center for the Urban Environment's "Blooming Boulevards" program.

B. In planning improvements for neighborhood streets, identify opportunities for traffic calming. For instance, intersections where extra land might allow the installation of a traffic circle should be identified. Four to six circles could be considered for the study area as a means of both slowing traffic through the neighborhood and contributing to the neighborhood character. The circles should be attractively landscaped and could be sites for sculptures or other public art.

C. Create bicycle and pedestrian trails linking the neighborhood with key amenities such as downtown, the Mississippi River, Como Park and the University of Minnesota.

Implementing Partners

District 7 Planning Council
Saint Paul Department of Public Works
University UNITED

Improve Bus Service

A. The level of service presently offered by the 16A bus line on University Avenue should at least be maintained if not expanded.

The bus provides an essential service to many neighborhood residents who use it to make relatively short trips to grocery stores, health clinics, child care and employment.

The preservation of the 16A line takes on a particular importance in light of plans to construct a light rail line in the freeway corridor. It should be emphasized that light rail-as currently envisioned-will be designed to move people quickly between the two cities and, therefore, will not replace the 16A that carries people relatively short distances along University Avenue.

B. Bus service should be increased on Dale Street where buses run only every half hour.

Many of the clients of Model Cities rely on the bus for transportation to and from their appointments. This line also offers direct access to suburban jobs and shopping.

C. Service on the number 7 and 34 bus lines should be maintained or increased.

The number 7 bus that serves area schools, playgrounds and the Rice Marion apartments as well as the number 34 bus that will be instrumental in serving any new industrial or multi-family development along Minnehaha also play a critical role in the neighborhood's transportation system. Service on these lines should be maintained or increased.

D. The area also needs circulator bus service that runs through the neighborhood, linking residents to local services such as the grocery store and health clinic.

Implementing Partners

- District 7 Planning Council
Wilder Foundation
Frogtown Family Center
.Metropolitan Council Transit Operations (MCTO)
Midway Chamber of Commerce

Advocate for Supportive Regional Transportation and Land Use Policies

A. Ensure that regional transportation systems are supportive of Thomas Dale's redevelopment and renewal efforts.

1. The District 7 Planning Council should advocate for a coherent regional transportation policy that integrates the construction of highways and rail systems with a land use and growth management policy that discourages sprawl.
2. In the event the light rail transit system is constructed in the freeway corridor and includes a station at Dale Street, the District 7 Planning Council should be involved in its design. The stop should not include a "park and ride" lot.

Implementing Partners

District 7 Planning Council Metropolitan
Council Ramsey County Regional Rail
Authority Midway Chamber of Commerce
University UNITED

Resolve Neighborhood Parking Issues

A. In consultation with surrounding property owners and community organizations, resolve parking issues at the following locations in a manner that minimizes the parking's impact on surrounding residential properties and the character of the neighborhood:

- Northwest corner of University and Dale
- Kim Hung's Grocery
- International Marketplace
Blues Saloon (601 North Western)
Hmong Funeral Home

Implementing Partners

District 7 Planning Council
University UNITED
Individual Business Owners
Affected Residents and Block Clubs
Midway Chamber of Commerce

Successful communities encourage and support lifelong learning that begins with preparing its youngest members for school and, at the same time, ensures that its adults are prepared to participate in a rapidly changing economy. Thomas Dale is home to a wide variety of educational institutions and programs—from the Frogtown Family Resource Center and Ramsey Action Program's Headstart focused on early childhood and parent education, to two public elementary schools, St. Agnes School, the Ronald Hubbs Center for Lifelong Learning, Saint Paul Rehabilitation Center and the City/School District's community education program. In addition, a Model Cities program serves the preschool education needs of children born with chemical addictions and the Thunder Spirit Lodge focuses on the care of those afflicted with Fetal Alcohol Syndrome. Each has its own mission, agenda and method of relating with the community. While the other sections of the plan include recommendations that, if implemented, would strengthen the environment for education — such as reducing transiency, creating spaces for recreation, emphasizing job training/preparation — the following recommendations focus specifically on how the community can support the individual and common efforts of the educational institutions to meet the needs of its residents.

Build Community Support for Education

A. Encourage community involvement in the schools.

1. Encourage investment in volunteer training and support. -The schools are eager to have parents and other community members involved in school programs during and after school. Reading with children, providing enrichment programs or simply being an extra set of hands in a classroom are all important contributions. For some, that may come naturally. Others may. want or need the support of a certain level of training, recognition or other incentive to encourage their participation.
2. Secure sponsorship of individual schools by corporations and/or organizations both from within and outside the neighborhood.
3. Sponsor equipment recycling drives to ensure students have access to appropriate equipment to participate in athletic and artistic programs.
4. Encourage schools to be welcoming places for parents and community members.

Implementing Partners

District 7 Planning Council Parent
Teacher Organizations Frogtown Family
Resource Center Community Education
Individual Schools University UNITED

B. Strengthen collaboration among educational programs within the neighborhood.

1. Expand participation in networking activities. A monthly lunch meeting for Thomas Dale human service agencies is a good beginning, but doesn't provide enough time or space for the collaboration that needs to take place. Other opportunities should be identified.
2. Ensure that participants in individual human service programs are aware of--and can refer participants to--the services of the various educational institutions.
3. Develop multi-faceted programming to take advantage of community resources and meet multiple needs. Collaboration between the Frogtown Family Resource Center and Jackson School, for instance, has increased parental participation in the school's evening programs for families 'inasmuch as the Resource Center encourages participation, assists with transportation and provides programs for the children while parents are involved in meetings or conferences.
4. Strengthen the relationships between area child care providers and elementary schools in order to develop ways to ease the child's transition between day care and school, strengthen school readiness and, without jeopardizing the privacy of the child and his/her family, prevent, any lapse in critical support services.
5. Encourage school principals and staff to become involved in community organizations as a means of improving collaboration.

Implementing Partners

Public and private schools and education agencies

C. Encourage the establishment of a community school and one or more charter schools in the community.

1. Ensure that planning for new schools involves collaboration with existing schools and human service providers.
2. Particular encouragement should be given to organizations willing to develop charter schools that emphasize cross cultural education.

Implementing Partners

District 7 Planning Council
Potential school boards and administrators
People's Network of Minnesota
Public and private schools
Wilder Foundation

D. Expand options and opportunities for pre-school and elementary school age children and their families.

1. Ensure that quality after school activities are available for all children who need them.
2. Support programming for pre-school and elementary school children that encourages peaceful conflict resolution.
3. Support additional resources for Headstart programs in the community in order that all who qualify can participate.

Implementing Partners

Public and private schools and learning centers, •
Headstart
Saint Paul Division of Parks and Recreation
Saint Paul Public Library
Wilder Foundation
Parent Teacher Organizations

E. Expand options for junior and senior high age students.

1. Support and strengthen programs such as those offered by local churches and schools, Frogtown Future, Save our Cities Kids and the Leadership Training Program of the Thomas Dale Block Clubs that involve young people in positive association with significant adults while helping them to develop their own potential.

2. Explore sources of private and philanthropic support to enable young people from Thomas Dale to participate in programs such as those offered by the Science Museum, local colleges and universities, theatres or summer camps.

Implementing Partners

Public and private schools and learning centers Saint
Paul Division of Parks and Recreation Thomas Dale
Block Clubs Community Education University UNITED

Access to quality affordable health care is a national issue. It is of particular concern for Thomas Dale where such a high percentage of citizens are not covered by employer sponsored health insurance, making them especially vulnerable to changes in public support for health care. Data analyzed by the City's Division of Public Health reveal Thomas Dale to be among the city's medically underserved communities. Critical issues include a low immunization rate, higher than average infant mortality rates and lead poisoning of children.

Secure Basic Health Services for All Residents

A. Strengthen the Model Cities Health Center as the primary provider of community based medical and dental services.

1. Advocate for funding formulas that recognize the unique needs of community health centers that serve a high proportion of uninsured citizens.
2. Support funding applications that serve to stabilize the financial status of the health center.
3. Explore partnerships that might bring professional services to the health center at below market costs.

Implementing Partners

Model Cities Health Center
Public Health Agencies . .
Foundations

B. Strengthen the sense of partnership among health care providers in and around the Thomas Dale community.

1. Organize a formal community health care coalition to meet on a regular basis.
2. Develop and prioritize strategies around building community awareness relative to health issues and ensuring a higher level of preventative care.

Implementing Partners

Model Cities
Saint Paul Division of Public Health
Frogtown Action Alliance
Private health care/alternative medicine services
Saint Paul/Ramsey Medical Center

Emphasize Prevention

A. Ensure widespread access to immunizations, screening and well child care.

1. Support public health initiatives including the mobile delivery— with a van or other mobile clinic arrangement-of specific services including immunizations and health screening. Services to Thomas Dale could be integrated with those to other similar neighborhoods.

Implementing Partners

Saint Paul Division of Public Health
Model Cities Health Center
Frogtown Action Alliance Health Task Force

B. Eliminate the incidence of lead poisoning.

1. Increase screening of children at risk.
2. Continue educational program in multiple languages and in collaboration with the Frogtown Family Resource Center and other programs with high participation of neighborhood families.
3. Continue to abate affected homes, taking particular care to secure public funding for low and moderate income property owners.
4. Identify and advocate for alternative ameliorative measures-such as encapsulation with paint rather than complete abatement—that reduce lead exposure to more acceptable levels while avoiding excessive costs beyond the means of low and moderate income households.
5. Secure a "lead free" house in which families can live while the contamination is being removed from their homes.

Implementing Partners

Saint Paul Division of Public Health
Greater Frogtown Community Development Corporation
District 7 Planning Council
Area health agencies
Department of Licenses, Inspections and Environmental Protection

C. Substantially reduce the amount of trash and garbage in neighborhood yards and alleys.

1. Explore alternatives to the present garbage hauling system that will ensure universal collection.
2. Increase City financial support for neighborhood clean-up activities.

Implementing Partners

District 7 Planning Council
City of Saint Paul Private
garbage haulers Block clubs

As a central city neighborhood with houses built on relatively small lots, Thomas Dale has among the smallest amount of green space per resident of any neighborhood in the city. It is also an area where the housing is in high demand and the fabric of the neighborhood is vulnerable to any wholesale demolition of housing units. The challenge is to carefully leverage useful open space through the revitalization process. The plan addresses the need for three types of open space: (1) Single lots that are within view—or earshot—of most of the households on a block where children can safely play; (2) Medium size parks (1/2 block in size) with playground equipment and/or a backstop to be used by families within a 2-4 block radius; and (3) Expansion of West Minnehaha Recreation Center that serves the entire community.

Establish a System of Parks in the Community

A. Develop a community-wide plan for the establishment of different types of parks and greenspaces.

1. The plan should include:

A full inventory of the present system; An assessment of what types of parks/green spaces and trails are needed in the various parts of the neighborhood to complete the system; A designation of specific vicinities where additional parks/green spaces might be established. These designations should consider accessibility to the site, population density in the surrounding blocks, and relationship to redevelopment activities; and A policy that the demolition of existing structures should be avoided.

An identification of funding sources for acquisition and maintenance of parkland/green spaces.

An outline for the plan is proposed in the recommendations below.

Implementing Partners

District 7 Planning Council, Convener
Frogtown Action Alliance
Thomas Dale Block Clubs
Greater Frogtown Community Development Corporation
Individual block clubs
Saint Paul Division of Parks and Recreation
Parks and Recreation Commission
Public Art Saint Paul

B. Create more small "green spaces" within the neighborhood.

1. Consider the establishment of neighborhood play spaces and/or gardens on individual lots, especially on blocks with narrow lots or in instances where new construction is unlikely in the short term. Lots in the middle of blocks, rather than on the comers, are generally preferred.

Acquisition, design, maintenance and supervision of these lots would provide an opportunity for neighbors to work together. Indeed, the initiative of block residents would be essential to their success—and, therefore, should be a prerequisite.

2. Develop a neighborhood-wide strategy for identifying opportunities for single lot green spaces and doing the necessary organizing. The strategy should include a system for handling insurance issues.
3. Consider linking lots on individual blocks into a neighborhood system by creating a walking—or exercise—tour that highlights the uniqueness of each lot and its surrounding community.

Implementing Partners

District 7 Planning Council
Block clubs
Minnesota Green
Sustainable Agriculture Resource Center

C. Establish one or two other half block sized parks to complement Ryan Park located in the southwest quadrant of the study area.

1. Improve the landscaping and play facilities on the Jackson School grounds to encourage its use by the community in the southeast quadrant of the study area after school and on weekends.
2. Integrate the establishment of up to two other parks with the rehabilitation of neighboring houses, the placement of traffic circles or the creation of some other amenity in order to enhance the impact of each improvement.

Implementing Partners

District 7 Planning Council
Saint Paul Division of Parks and Recreation
Saint Paul School District

Expand Recreation Services

A. Expand the services provided by West Minnehaha Recreation Center.

1. Explore opportunities to expand the recreation center and its site, possibly through the realignment of Pierce Butler Road.
2. Strengthen programming at the recreation center itself through closer collaboration with neighborhood residents in establishing priorities and designing programs consistent with their needs and interests.

B. Extend recreation programming into alternative sites throughout the neighborhood such as at Ryan Park, Jackson School, community churches or storefronts.

Implementing Partners

Thomas Dale Block Clubs
Saint Paul Division of Parks and Recreation
Parks and Recreation Commission
West Minnehaha Booster Club
District 7 Planning Council
Frogtown Action Alliance

Thomas Dale is a fully developed neighborhood with only occasional reasons—or opportunities—to change the existing land use patterns. A review of the entire planning district reveals a rich mixture of housing types, commercial uses and industrial developments. The easternmost part of the planning district is the Mt. Airy public housing site. Immediately to the east of the study area are the Rice Marion apartments; to the west is a mixed use residential area developed by the Wilder Foundation. At the northern border is a sizable industrial site; at the southern border is University Avenue, one of the city's most significant commercial strips. Within the study area, however, the vast majority of residential structures are smaller houses originally built as single family residences. It is within that context that the plan makes recommendations relative to land use controls in the study area.

There are two principal recommendations. The first is to rezone most of the study area, now zoned for two family use, to single family use. This is recommended largely as a measure to curtail the conversion of structures built as relatively small single family homes to two or more family homes. The experience in the neighborhood has been that an increasing demand for affordable rental housing is being met through the conversion of single family homes by landlords who rent a space designed for one family to two or three families. The structures themselves, many of them more than 100 years old, are not able to withstand the level of wear and tear that comes with higher occupancy. The neighborhood's schools and social service agencies are straining to meet the needs of the existing residents and, for the most part, do not have the capacity to serve an increasing population. And increasing the concentration of lower income households in a single neighborhood is not in the best interests of the households themselves or the neighborhood.

Some areas—along the major arterials where transportation is most accessible—are recommended for apartment or townhome development in order to meet the need for well-managed and well-maintained rental housing. It is recognized that—as market conditions improve—opportunities may emerge where additional areas would be appropriately developed with two family housing or town homes. Through this plan, the district council and the City signal their willingness to positively consider rezoning if subsequently needed and appropriate to allow for development compatible with neighborhood character and design.

The second major change recommended by this plan relates to the widening of Dale Street. Inasmuch as the land on the east side of Dale has been acquired for the right of way, it should no longer be zoned for commercial use. The west side of Dale, on the other hand, should be zoned exclusively for neighborhood level commercial uses. As

THOMAS DALE SMALL AREA PLAN

discussed previously, residential uses should be phased out and the zoning recommended here is consistent with that policy.

A. Ensure that adopted land use regulations are supportive of the community's revitalization efforts.

1. The study area should be rezoned as indicated on the following maps.
2. The community encourages higher density residential development along major transportation corridors—University Avenue, Minnehaha Avenue and Pierce Butler—provided that it meets the following standards:
 - a. Its scale is consistent with the surrounding character of the neighborhood. Pedestrian scale duplexes and townhouses are preferred,
 - b. Its design and orientation to the street are consistent with the surrounding neighborhood.
 - c. Provisions are made for play areas and green space,
 - d. Parking and traffic issues are adequately addressed.

The consistency of the proposed redevelopment with these standards will be the focus of the district council's review of a petition for rezoning.

3. Rezoning of properties for higher density new construction or rehabilitation in the balance of the study area will be considered on a case by case basis. The district council will support those applications that represent high quality development in keeping with the character of the neighborhood.
4. Mixed residential/commercial/office structures are encouraged along University Avenue and Dale Street. Relatedly, it is recommended that the Planning Commission study and propose appropriate amendments to the Zoning Code to encourage mixed use development in the B-2 zoning district.
5. There should be no additional expansion of commercial uses or parking onto Sherburne Avenue within the study area except on the block west of Dale between University and Sherburne Avenues where additional parking may be required to allow the establishment of commercial uses on the west side of Dale Street between University and Sherburne Avenues. In cases where parking expansion is approved, existing policies related to setbacks, landscaping and access should be enforced. Should the market on University Avenue begin to require

significant additional space, and there is no alternative to an expansion to the south side of Sherburne Avenue, potential developers could work with the district council to develop a mutually acceptable plan and propose an amendment to the comprehensive plan that would allow such an expansion.

Implementing Partners

Saint Paul Planning Commission
District 7 Planning Council Midway
Chamber of Commerce University
UNITED

THOMAS-DALE SMALL AREA PLAN

Present Zoning

— R-4 ONE FAMILY RESIDENTIAL mm

RT-1 TWO FAMILY RESIDENTIAL

RT-2 .3-4 FAMILY 4 TOWNHOUSES

RM-1 LOW DENSITY MULTI-FAMILY

RM-2 MEDIUM DENSITY

MULTI-FAMILY RM-3

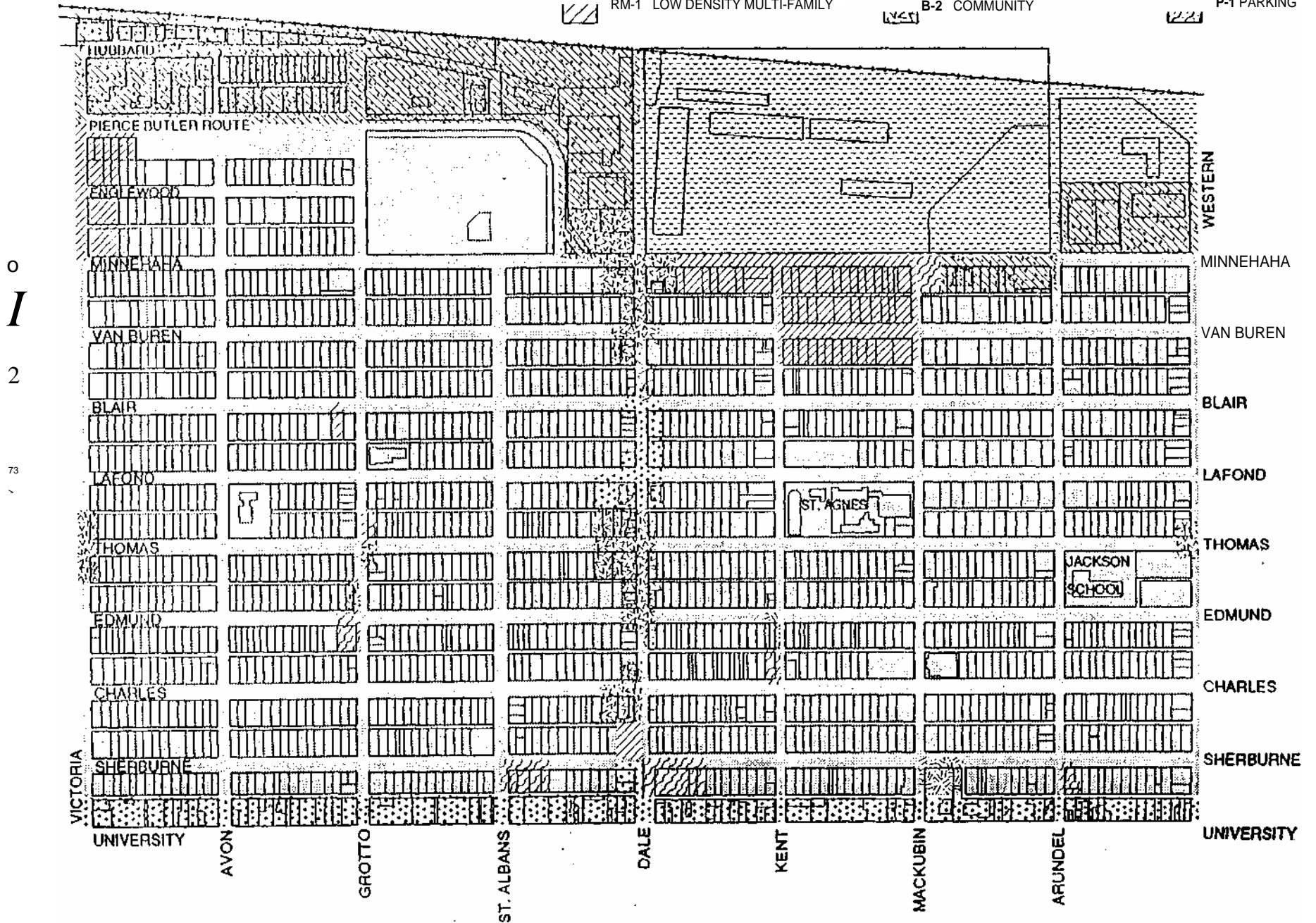
HIGH DENSITY MULTI-FAMILY

B-2 COMMUNITY

I-1

I-2 INDUSTRIAL

P-1 PARKING



THOMAS-DALE SMALL AREA PLAN

Proposed Zoning

FM ONE FAMILY RESIDENTIAL RT-1

TWO FAMILY RESIDENTIAL RT-2 3-4

FAMILY & TOWNHOUSES



RM-1 LOW DENSITY MULTI-FAMILY

RM-2 MEDIUM DENSITY MULTIFAMILY

RM-3 HIGH DENSITY MULTI-FAMILY

B-1 COMMUNITY BUSINESS



B-1 COMMUNITY BUSINESS

B-3 GENERAL BbA

1-1 INDUSTRIAL I-

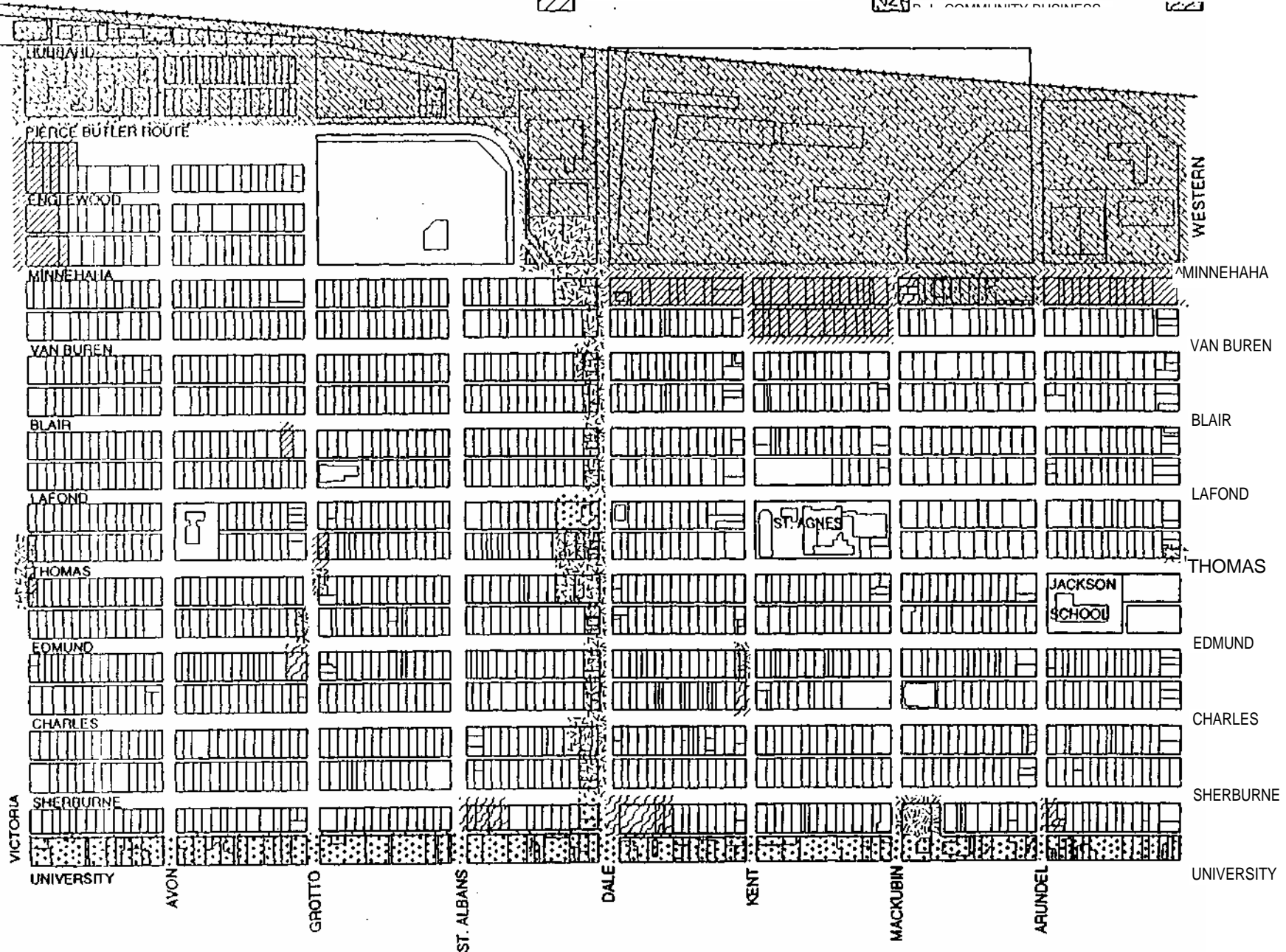
2 INDUSTRIAL P-1

PARKING



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Saint Paul Planning Commission

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The District 7 Planning Council and the City of Saint Paul gratefully acknowledge the contribution made by the Bigetow Foundation to this planning process.

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The City of Saint Paul

Norm Coleman, Mayor